



***APPLICATION OVERVIEW***  
***SKETCH PLAN REVIEW***  
***ARTICLE 7, SECTION 7.3***

<b>DRB DOCKET #:</b>	DRB-19-09
<b>APPLICANT(S):</b>	Keith & Tara Carter
<b>CONSULTANT(S):</b>	Valley Land Services – Carroll Peters
<b>PROPERTY ADDRESS (PARCEL ID CODE):</b>	39 Hobart Hill Road (HB039)
<b>ZONING DISTRICT(S):</b>	Rural Residential and Soil & Water Conservation
<b>INITIAL FILING DATE:</b>	Wednesday, July 18, 2019
<b>APPLICATION COMPLETION DATE:</b>	Wednesday, July 18, 2019
<b>SCHEDULED HEARING DATE:</b>	Monday, August 19, 2019
<b>PROJECT DESCRIPTION:</b>	The Applicants are seeking to subdivide their lot at 39 Hobart Hill Road (HB039) into two separate lots.
<b>MOST RELEVANT ULUDR SECTIONS:</b>	§ 3.2 (Access); § 3.7 (Lot, Yard & Setback Requirements); § 7.2 (Sketch Plan Review); and Appendix A ( <i>Underhill Road, Driveway &amp; Trail Ordinance</i> ).
<b>REASON FOR CONDITIONAL USE REVIEW:</b>	Proposed subdivisions are required to be reviewed by the Development Review Board per Article VII. The Sketch Plan Review Meeting is meant to be an informal process to identify potential issues prior to the Applicant(s) expending a lot of resources on a project.
<b>APPLICABILITY OF ROAD ORDINANCE:</b>	The 2015 Road Ordinance, as amended thru December 18, 2018 <b>APPLIES</b> .
<b>STATE PERMIT INFORMATION:</b>	<ul style="list-style-type: none"> <li>No State permits have been obtained at this time.</li> </ul>
<b>COMMENTS/NOTABLE ISSUES:</b>	<ul style="list-style-type: none"> <li>The Applicants wish to forgo the more in-depth review process by designating the vacant as a “wood lot.”</li> <li>The Board will need to ensure that access to the vacant lot (“wood lot”) exists during the preliminary/final subdivision review process.</li> <li>The Applicants have asked the Board to waive: <ul style="list-style-type: none"> <li>Preliminary Subdivision Review, and</li> <li>The frontage requirement for both lots.</li> </ul> </li> </ul>